

An aerial photograph of a residential street, Chadwick Road, showing a grid of houses and a parking lot. The image is overlaid with a dark teal color and a halftone dot pattern. The text '3 Chadwick Road' is centered in the middle of the image.

3 Chadwick Road

Andy Matthews. Studio

Design, Access and Heritage Statement | 066-8100-L1 | April 2024

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Revision	Status	Issued	By	Check	Comments
L1	Planning	15.04.24	JK	AM	Issued for planning.

Introduction

1.1 Executive summary

This Design, Access Heritage Statement supports a householder planning application for 3 Chadwick Road, SE15 4RA. The existing property is a two storey, two bedroom, mid terrace house constructed in late 1800s. The proposal involves a modest loft conversion and dormer to the rear pitch of the main roof, providing an additional a bedroom, as well as improving the internal layout to suit the clients needs into the future. An additional en-suite bathroom as also proposed within the existing rearranged first floor plan.

Sustainability and thermal performance improvements of new windows, wall insulation and loft insulation are also proposed. New external development has been minimised in line with the sustainability objectives of the client.

The applicant will retain the house as an owner occupied single family dwelling for the long-term following the significant investment in improvements. No changes to car parking arrangements are proposed as part of this application.

This document should be read in conjunction with the following drawings which have been submitted in support of the application:

065-1000-L1 *Location and block plans*
 065-1010-L1 *Existing site plan*
 065-1100-L1 *Ground floor as existing*
 065-1101-L1 *Existing first floor plan*
 065-1102-L1 *Existing second floor plan*
 065-1103-L1 *Existing roof plan*
 065-1201-L1 *Existing section A*
 065-1301-L1 *Existing front elevation*
 065-1302-L1 *Existing rear elevation*

065-2100-L1 *Proposed ground floor plan*
 065-2101-L1 *Proposed first floor plan*
 065-2102-L1 *Proposed second floor plan*
 065-2103-L1 *Proposed roof plan*
 065-2201-L1 *Proposed section A*
 065-2301-L1 *Proposed front elevation*
 065-2302-L1 *Proposed front elevation*



View of Chadwick Road from Choumert Grove
 Source: Google Maps

1.2 Introduction

Chadwick Road is a quiet tree-lined residential street located near Rye Lane in Peckham, within Sub Area 3 of the Holly Grove Conservation Area. The site is situated close to the railway line and Peckham Rye railway station.

The property is within the conservation area and fits within the broader conservation area typology. The proposals have been developed with this in mind.

There is an existing loft conversion that is not building regulations compliant and can only be used as a store. The current arrangement of stairs through the bathroom to gain access to the loft is unusual and does not meet current regulations. An initial study of the existing spaces was completed to plan out how best the property can be used and adapted for the applicant - a couple with a young child. Following this study an updated first and second floor plan was developed which provides for improved circulation, an additional bedroom, an improved WC, an ensuite and spaces to work from home. The proposed changes would mean the family being able to stay within the property for the foreseeable future.

Sustainability, in terms of embodied and in-use carbon, is to be considered in the proposals.



Aerial photograph of the site and surrounding area
Source: Google Maps

Existing

2.1 Existing building

3 Chadwick Road is an owner-occupied, single-family dwelling.

The property is arranged as an orthogonal rectangular form over two levels with a pitched roof and a pitched stepped outrigger. It is located within a terrace of houses, with a frontage typical of Sub Area 3 of the Holly Grove Conservation Area. Internally, the house steps down to the kitchen at the rear.

The first floor comprises two bedrooms – one a generous double and one small single, as well as a large family bathroom. The smaller bedroom is also used as a home office and storage. Generally, the existing building fabric consists of solid masonry walls with single-glazed timber sash windows with poor thermal and acoustic performance.

The existing loft conversion (completed by the previous owner) is used as storage space. It is accessed by a steep stair which does not have a hand rail and is located in the family bathroom on the first floor.



Existing front elevation



Existing main bedroom on the first floor



Existing rear bedroom



Existing family bathroom with stairs to loft



Existing non-compliant loft space

2.2 Planning history, precedent & heritage

The conservation area is generally summarised in the Holly Grove Conservation Area document as below:

'The Holly Grove Conservation Area, essentially a 19th century planned suburban development with a strong landscape element, contrasts with its immediate surroundings in Rye Lane to the east and Peckham High Street to the north. [...] West of the conservation area the grid pattern of planned residential streets continues, but it is later 19th century development of less distinctive character.'

Sub Area 3 of the Holly Grove Conservation Area is summarised as:

'The south side of Chadwick Road has a parapeted roofline, while the north has overhanging eaves, but both have a simple consistency of regularly spaced doors and windows with stuccoed surrounds. Short front gardens and low boundary walls and hedges define the street edge and the most notable element in its character is the avenue tree planting in the pavements on both sides which, with a relatively narrow road width, gives the street an intimate quality. The mid/late Victorian character of Chadwick Road extends westwards on its south side as far as the railway cutting, which separates the conservation area from the adjacent Camberwell Grove Conservation Area.'

The property is also described in 'Key Unlisted Buildings and Building Groups' in the Holly Grove Conservation Area document.

"Nos. 3 – 11 (odd) Chadwick Road. Terrace of 2 1/2 handed pairs of mid C19 houses, each 2 storeys and 2 bays wide. Stock brick with stucco doorcases, paired to Nos. 3 & 5 and 7 & 9, with pilasters, frieze and cornice. Stucco architraves to the window openings, corniced on the ground floor. Slate roofs."

The neighbouring properties have both had planning permission granted for full width rear extensions. No 22 has recently been granted consent for a loft conversion. No 5 has an application for a dormer window under consideration.

1 Chadwick Road

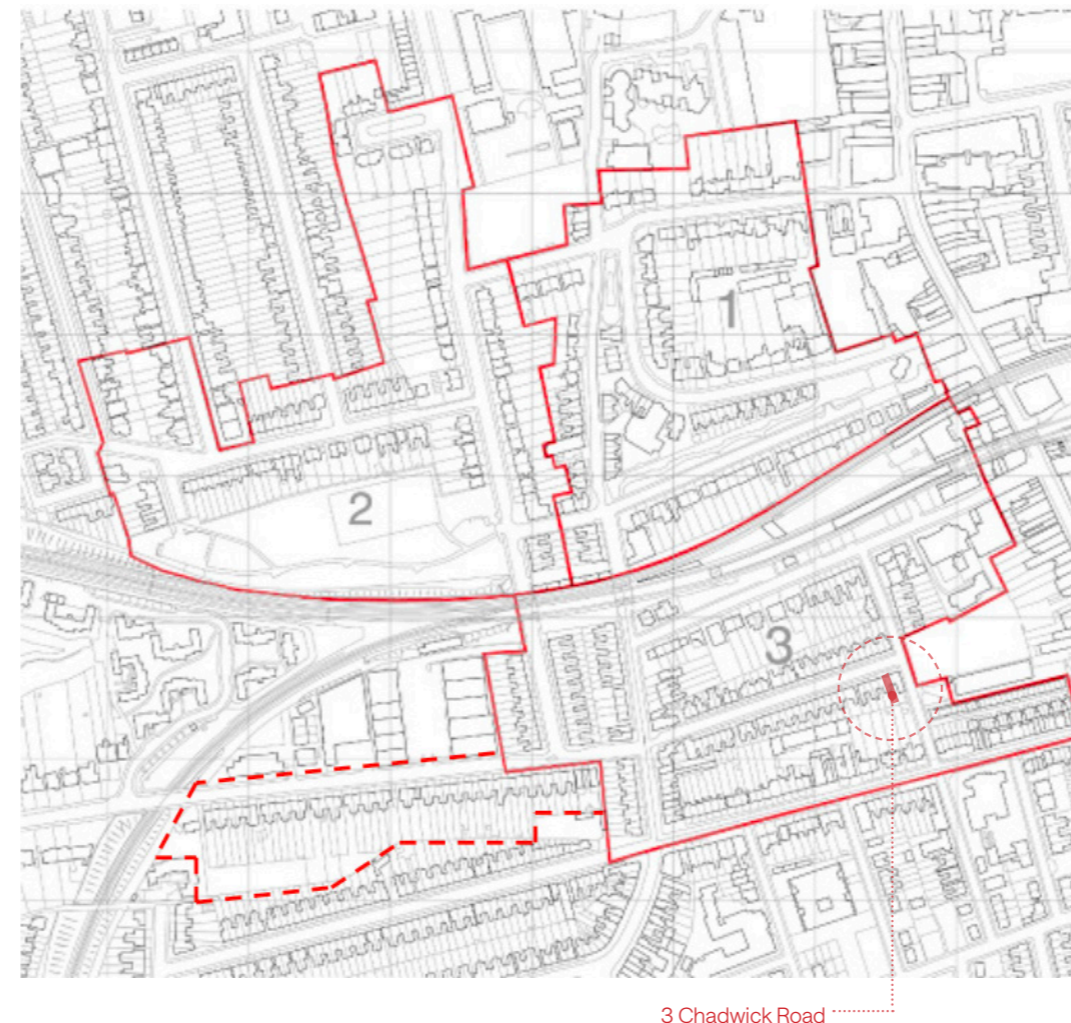
23/AP/2648 - Construction of a rear, single-storey side infill extension and reinstatement of side window facing onto Choumert Grove.

5 Chadwick Road

17/AP/0141 - Construction of an extension at first floor level to the rear outrigger
24/AP/0372 - Construction of a rear dormer extension and the addition of 2 x roof lights to the front roof slope. Under consideration.

22 Chadwick Road -

23/AP/2297 - Construction of a single storey side extension and rear dormer extension with Juliet balcony, together with raising the existing chimney stack and party parapet wall on the side of no. 20 and alterations to the existing rear outrigger and lean-to rear extension, including external insulation with rendered finish to side of outrigger and diamond hung slate cladding to rear of outrigger, refurbishment of pitched roofs and new aluminium framed windows and doors to rear and side.



3 Chadwick Road

Map of Holly Grove Conservation Area – Sub Areas
Source: Holly Grove Conservation Area document

2.3 Local examples & precedent

There are several local examples of dormer extensions within the Holly Grove Conservation Area Sub Area 3, as highlighted in the map to the right.

A – 13 Choumert Grove London SE15 4RB
17/AP/0075 Construction of a rear dormer extension

B – 7 Choumert Grove London SE15 4RB (under construction)
21/AP/2440 | Construction of L-shaped rear dormer extension with x4 rooflights; together with replacement of x2 first floor rear windows and x1 first floor side window.

C – 3 Choumert Grove London SE15 4RB
17/AP/2185 Construction of an L-shaped rear dormer and extension over outrigger with Juliette balcony, 4 photovoltaic panels to the rear and two rooflights to the front roof slope

D – 1A & 1B Choumert Grove London SE15 4RB
98/AP/1821 | Construction of 2 houses on site of vehicle workshops

E – 42 Chadwick Road London SE15 4RA
No planning application for loft extension found on the LPA planning register. Believed to have been completed prior to 2018 and unclear if this has been accepted under the four year rule due to lack of enforcement.

F – 22 Chadwick Road London SE15 4RA (consented)
23/AP/2297 Construction of a single storey side extension and rear dormer extension with Juliet balcony, together with raising the existing chimney stack and party parapet wall on the side of no. 20 and alterations to the existing rear outrigger and lean-to rear extension, including external insulation with rendered finish to side of outrigger and diamond hung slate cladding to rear of outrigger, refurbishment of pitched roofs and new aluminium framed windows and doors to rear and side.



A - new dormer



C - new dormer



D – new houses with rear dormers



E – loft extension



F – Consented loft extension



Map of Holly Grove Conservation Area – Sub Area 3
Source: Holly Grove Conservation Area document

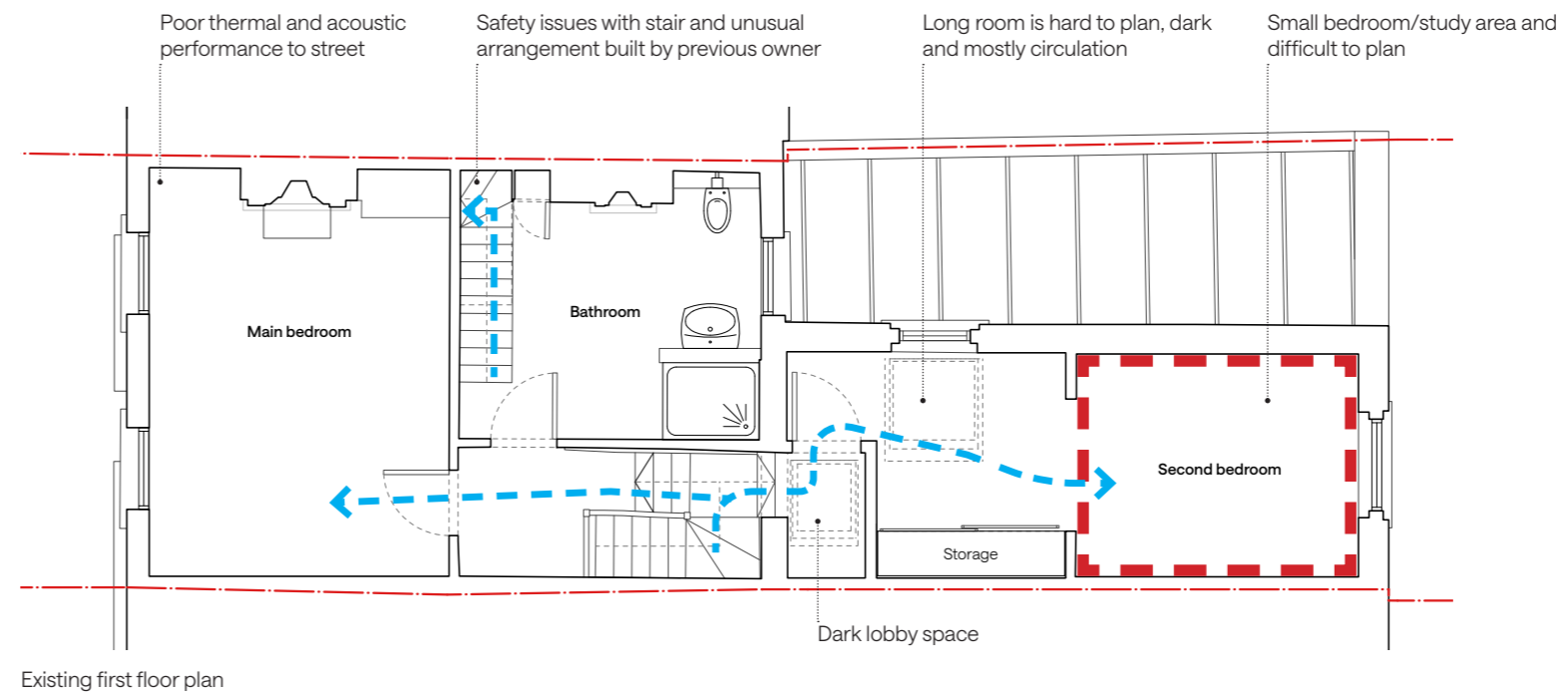
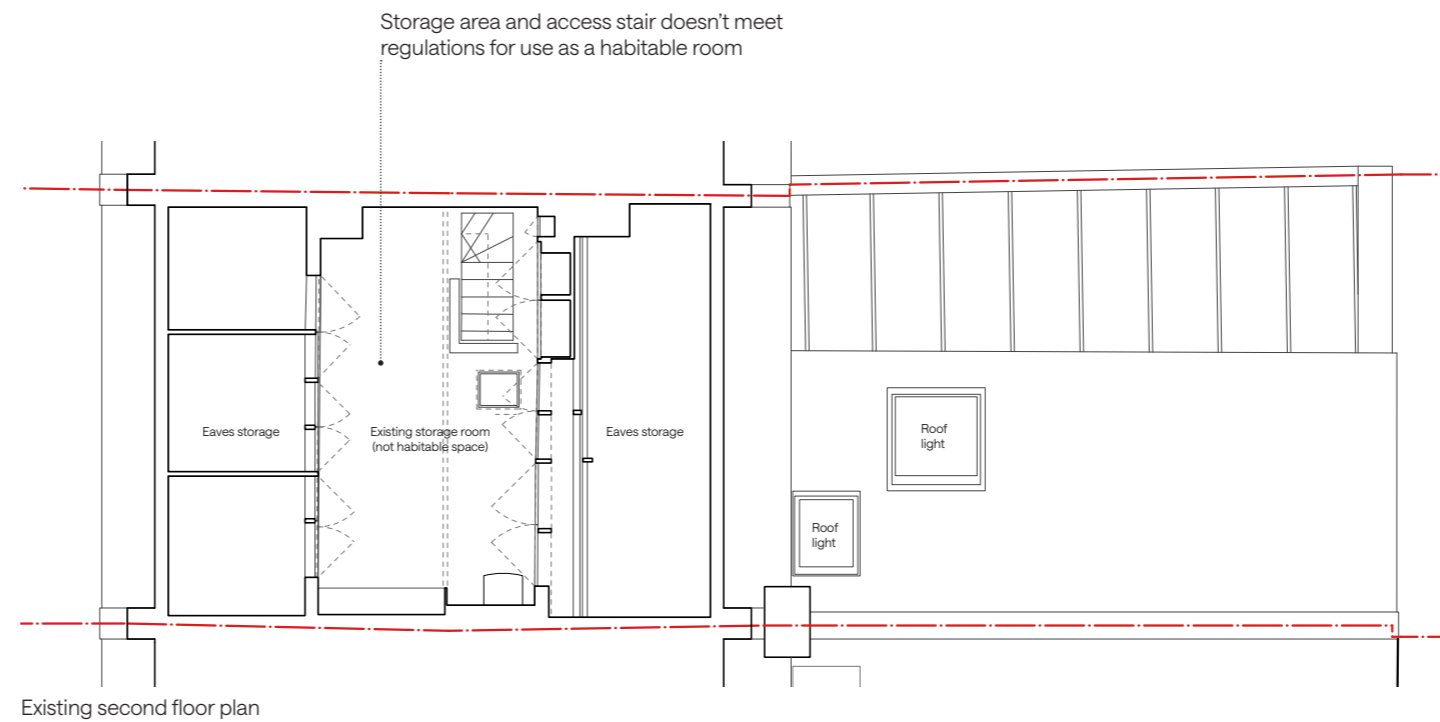
2.4 Existing plans

The first floor of the property has not been well designed previously and not with the client's family in mind. The second bedroom is small and is accessed through an intermediate storage/office space & feels disconnected from the main bedroom. The circulation to this space is awkward and dark.

The loft is currently used as a storage space, though it is not possible to use it as a habitable room due to the ceiling height, access through another room and stair. Accessing this space through the family bathroom is unusual. The stair is steep and without edge protection which is a concern for the applicant who has young children using this space.

There are several issues and constraints as annotated on the adjacent existing plan layouts. Later pages illustrate the proposed arrangements.

No changes are proposed to the ground floor and is not shown within this document. Drawings are not to scale and to be considered diagrams only within this document.



2.5 Existing elevations

The front elevation to the street remains unchanged and is believed to largely be as originally constructed. The roof tiles have been changed to red pantiles at some point and these are not original nor do they align with the materials generally used in the conservation area.

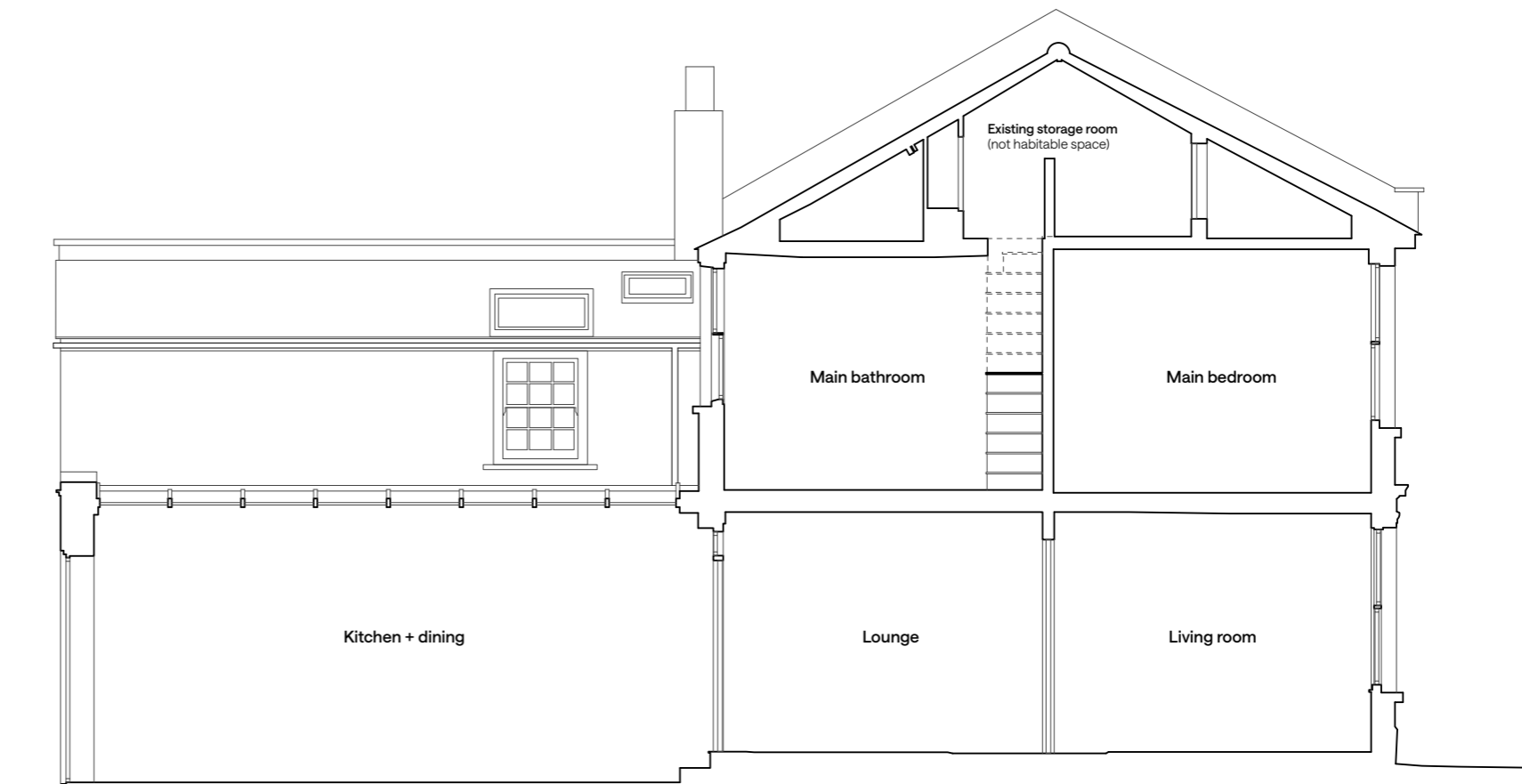
The red roof tiles are proposed to be replaced with slates. The proposed slate will be long lasting and many slates are in service for 150 years or more, often outlasting other elements of a building. The windows are proposed to be replaced with improved thermal and acoustic performance timber sashes to match the existing windows.

The rear elevation has previously been updated with a side return and extended outrigger and is not visible from the street. This is similar to many other properties in the street.



2.6 Existing section

The existing section shows the arrangement of the ground and first floor as well as the loft room accessed via the bathroom.



Existing section A

Proposed

3.1 Proposed plans

As well as solving various layout issues, a third bedroom and workspace area is required within the existing loft space to enable the applicant and their family to remain at the property for the longer term.

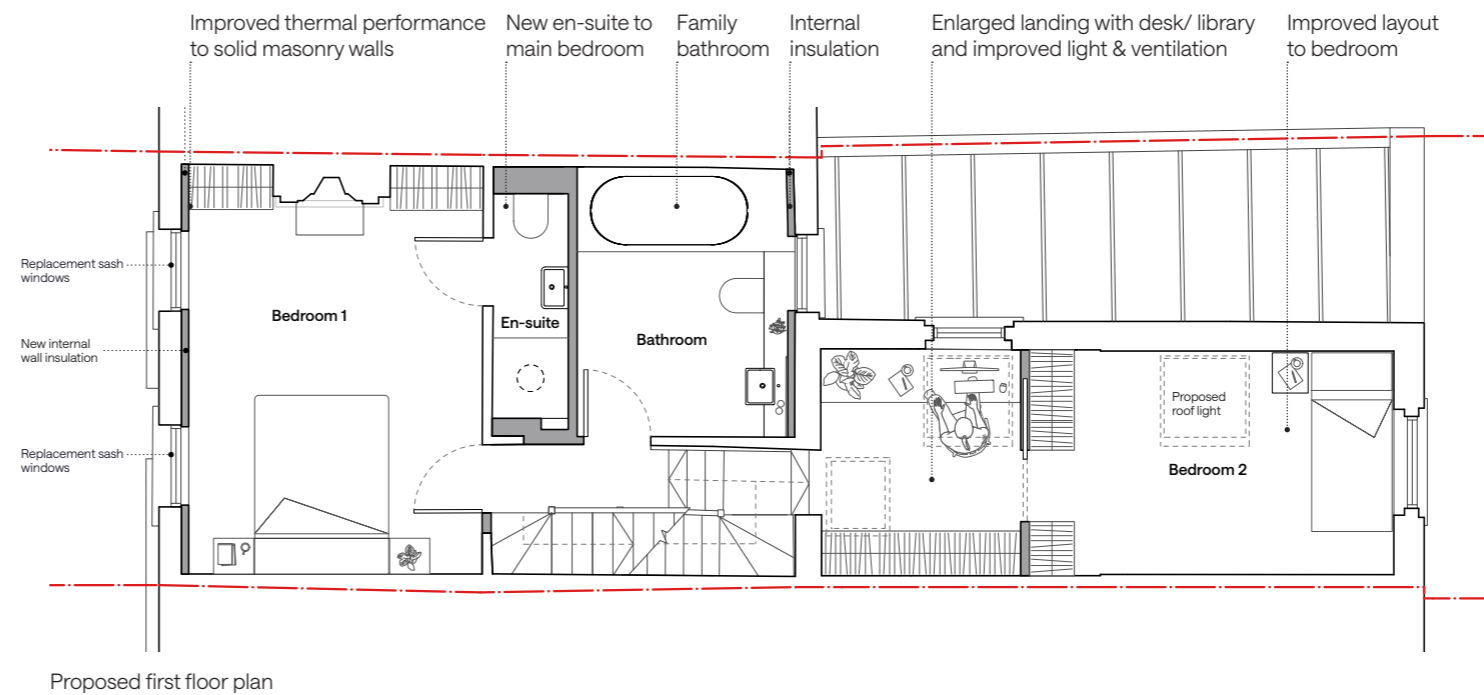
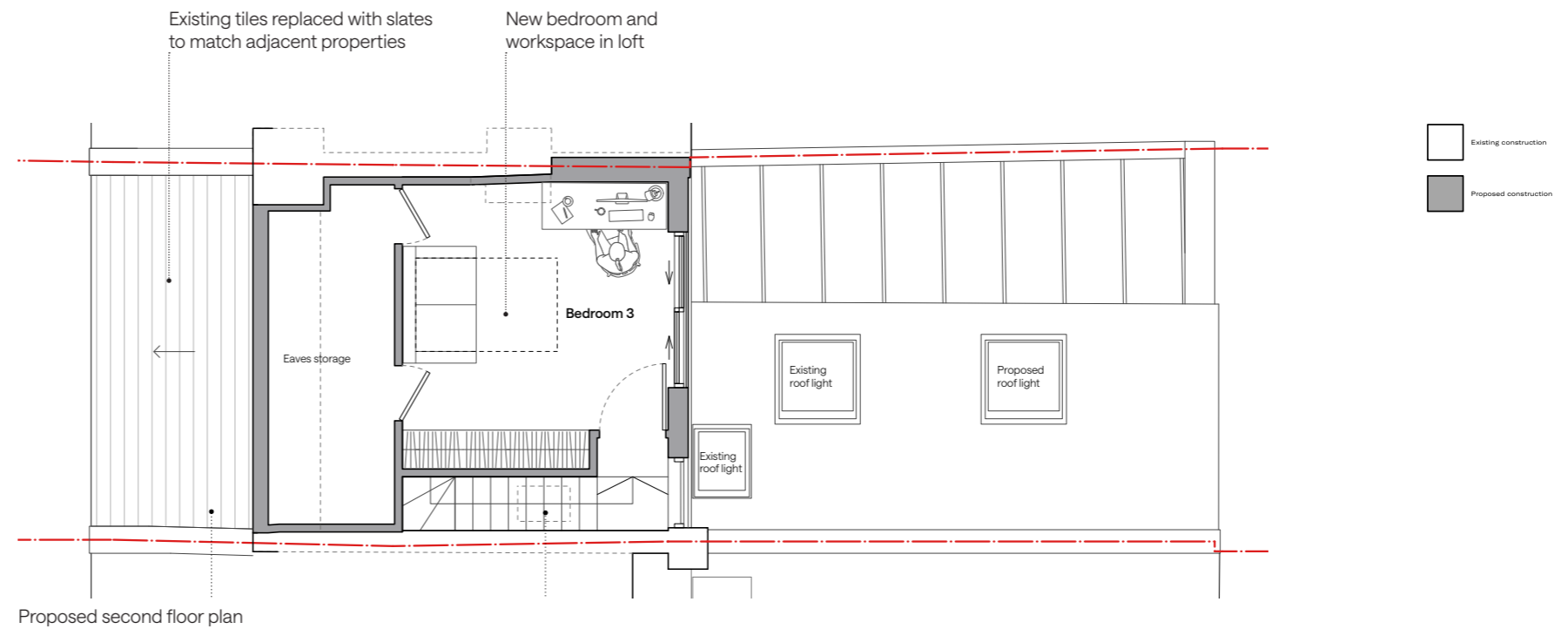
The first floor proposal removes the existing stair to the loft. A new stair is proposed above the existing stair which serves the ground to first floor. The new stair will also serve as a light well into the main circulation space on the first floor - these areas are notoriously dark in this type of London plan. A new rooflight and opening window to the head of the new stair will allow natural ventilation through the use of a "stack effect".

The existing oversized existing bathroom is proposed to be split into a smaller but generous family bathroom. An en-suite is also proposed to the main bedroom adjacent.

The rear outrigger is will be replanned to allow a library, workspace and storage area as a result of the re-organised circulation. The existing partition wall is moved to create a larger rear bedroom.

To the second floor, a dormer is proposed to create an additional bedroom and home-working space. This additional space will allow the applicant and their family to remain at the property for the longer term.

Thermal performance upgrades are also proposed through the use of natural internal wall insulation and are shown on the plan where intended to be installed and are subject to further design post-planning.



3.2 Proposed rear elevation

The proposed rear elevation is shown adjacent.

Other than replacing later installed tiles with slate, the front elevation remains unmodified in its street context for the benefit of the character of the street and wider conservation area.

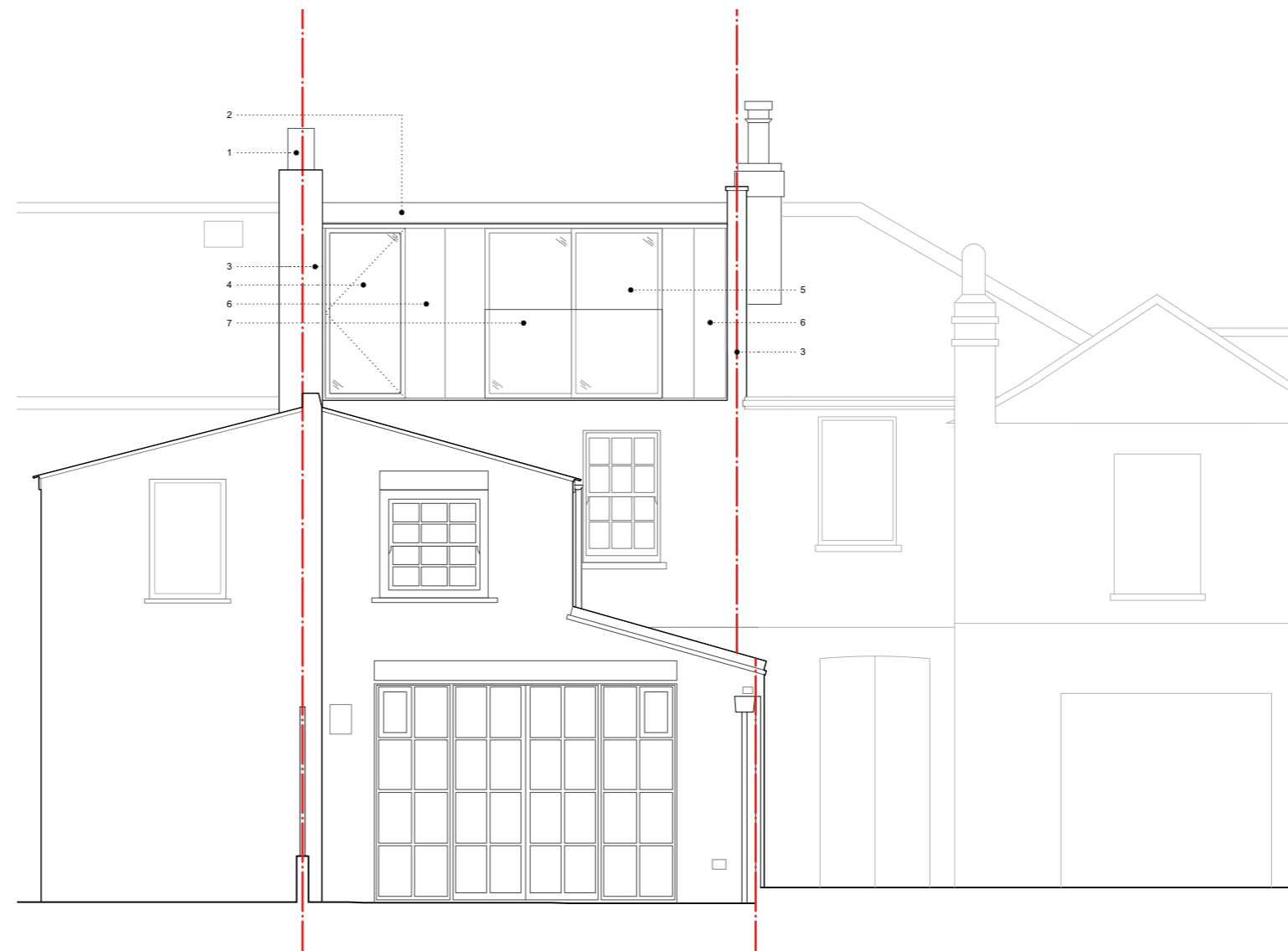
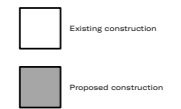
Please refer to drawing 064-2301 submitted as part of this application.

The existing tiled roof at the rear of the property will be removed and replaced with a dormer extension. The party walls are proposed to be extended in London stock brick to match existing. The face and edge of the dormer the edge trims of the roof are to be standing seam zinc in a similar colour and tone to the slate used on the front of the roof. The rear extension sits below the existing ridge and will not be visible from the street.

Thermally broken aluminium windows with slim frames/sight lines are proposed to the rear elevation. The window to the head of the stairs will be a side hung casement window which will open for ventilating the head of the stairs. A sliding door is proposed to the loft room for ventilation and a discrete low iron glass balustrade will be installed in front.

Existing plastic rainwater goods will be replaced with new high quality aluminium gutters and downpipes to the rear elevation.

Drawings are not to scale and to be considered diagrams only within this document.



Proposed rear elevation

1. Existing chimney raised in London stock brick to clear height of new rear dormer
2. Zinc roof edge
3. Party wall raised to form dormer cheeks in London stock brick
4. Double glazed aluminium window
5. Double glazed aluminium sliding door system
6. Zinc standing seam facade to roof extension
7. Glass guard rail to sliding door

3.3 Proposed section

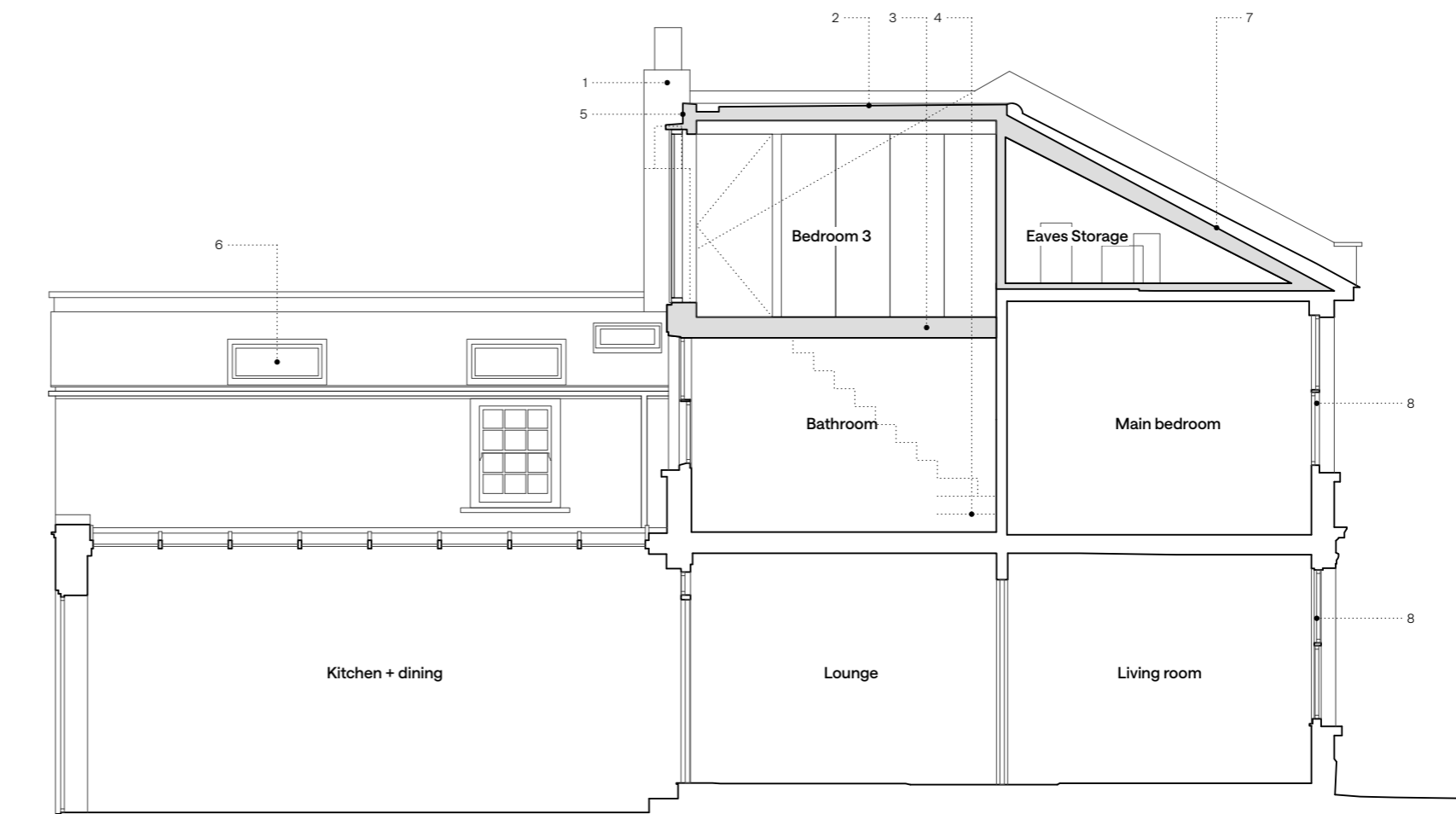
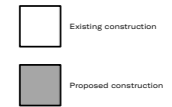
Proposed Section A is shown annotated adjacent. Please also refer to drawing 065-2201 submitted as part of this application.

The proposed extension form has been governed by the ridge height, insuring that the proposed dormer does not exceed the height of the existing ridge. One existing chimney to the west party wall will be raised with London stock brick, matching the existing, to work with the new flat roof height. The existing cheek walls will also be raised in London stock brick to minimise the visual impact of the extension. It is not visible from the street.

Internally, the ceiling level of the existing main bathroom will be lowered, with a new structural floor above, to create a new bedroom on the second floor. The main (front) bedroom within the original house will not be affected by the change in ceiling height.

Eaves storage will be provided in the front part of the loft, meaning the front elevation is unchanged from its existing state.

Drawings are not to scale and to be considered diagrams only within this document.



Proposed section A

1. Existing chimney raised in London stock brick to clear height of new rear dormer
2. Proposed new flat roofing
3. First floor level lowered to increase second floor head height
4. Proposed new stair dotted in background
5. Zinc roof edge
6. Proposed new roof flight
7. Improved insulation to eaves storage area
8. Replacement sash windows with improved thermal and acoustic performance to match existing

3.4 Materials and precedent

The chosen material palette is intended to meet the client brief for contemporary finishes whilst remaining respectful of the existing materials within the conservation area setting. The proposed materials are annotated on the previous pages and precedents are shown adjacent to support these and show the overall design intent.

All materials have been chosen to be of the highest quality, to be long lasting and to age well.



Sliding door and glass balustrade within zinc clad loft



Simple zinc clad roof extension



Zinc loft extension with slim frame aluminium windows



Parapet walls in London stock brick and slim frame glazing

Summary

4.0 Planning statement and summary

The proposals for 3 Chadwick Road outlined in this document are modest in scale and aim to create a more modern and thermally efficient home to better suit our clients' lifestyle for years to come and allow them to remain in the area. There will be no visual impact to Chadwick Road and the refinishing of the roof in slates will offer an improvement to the setting of the street.

The addition of a new roof dormer to the rear elevation provides a modest third bedroom on the second floor, providing much needed space for the applicants family. No trees are proposed to be removed or modified as part of the development. Thermal efficiency has been considered throughout and the improvements proposed will significantly reduce energy demand for the future life of the property.

The proposals offer several improvements to the property while minimising impact on the context of the conservation area. They are in line with the guidance relating to extensions to existing dwellings and conservation of the historic environment as set out in Section 3.4 of Southwark Council's Residential Design Standards.



A. M. S.